



MINUTES
Committee on Development and Planning
Wednesday, July 24 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:30 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member - excused

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen–Lawrence, OCA
Greg Venker, OCA
Andy Fedewa, EDP
Tyler Blakey, EDP
Rawley Van Fossen, Director EDP
Karl Dorshimer, LEDC
Chelsea Dowler, LEDC
Greg Baron, Volker (attending virtual)
Tim Lloyd, Equity First Community Development, LLC
Dave VanHaanen, NEOGEN
Keith Waskleaski, NEOGEN
Jim Walter, NEOGEN
Hasan Yamani, NEOGEN
Susan Cancro
Tim Hovey

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE THE MINUTES FROM JULY 10, 2024.
MOTION CARRIED 2-0.

Public Comment

No public present.

DISCUSSION/ACTION

ORDINANCE – Repealing & Replacing the existing Sign Ordinance in its entirety

- i. Sign Ordinance Draft 07.10.2024

ii. Sign Ordinance Draft 05.14.2024

Council Member Hussain passed the gavel to Council Member Brown.

Council Member Hussain stated he wasn't at the last meeting and the Department proposed a few changes and it did come out of Committee. He noted he sent an email that he didn't want the appearance of impropriety and send back to the Planning Committee to vet the changes. and set a second public hearing for August 26th. He added, the next Planning Commission meeting is scheduled for August 7th.

MOTION BY COUNCIL MEMBER HUSSAIN TO RECONSIDER THE ORDINANCE TO REPEAL & REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO SET A SECOND PUBLIC HEARING ON THE ORDINANCE TO REPEAL & REPLACE THE EXISTING SIGN ORDINANCE IN ITS ENTIRETY. MOTION CARRIED 2-0.

Council Member Brown passed the gavel back to Council Member Hussain.

RESOLUTION – Substantial Amendment; FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan

Council Member Hussain recapped the public hearing from July 22nd, and final look at Committee.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON THE SUBSTANTIAL AMENDMENT TO FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN TO INCLUDE HOME-ARP ALLOCATION PLAN. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing on Payment in Lieu of Taxes (PILOT); Genesee Senior Apartments, 835 W. Genesee Street

Mr. Baron introduced himself and gave a brief overview, he is the Managing Director for Volker, they are a national affordable housing developer, and have developed 5,000 units nationally. They came to Lansing approximately 3yrs ago looking at sites and thought it would be a good fit for affordable housing. Volker formed a relationship with Equity First Community Development in 2001. He continued their ultimate goal for this project is to submit a tax credit application to MSHDA by October 1st.

Council Member Hussain asked for clarification that last year they asked for 10%, and now 4% or 5%. Mr. Baron confirmed 4%.

Mr. Lloyd introduced himself, he is a local resident of Lansing and started Equity First approximately 5 years ago. He gave a brief overview of his background and stated today they are pursuing the Genesee project. Council Member Hussain asked him to speak on the project and the 4%. Mr. Lloyd indicated it is going to be a mixed use and they are taking the existing building which is a historical site. Councilmember Hussain asked if it was mixed used or mixed rent and if it was commercial. Mr. Baron confirmed no commercial and not quite mixed used.

Mr. Lloyd continued the project will have a total of 54 units, 36 one-bedroom and 18 two-bedroom. The overall construction will follow federal historic guidelines, the new construction piece will compliment the existing building. Councilmember Hussain mentioned last years applying for 10% and was the reason for denial was lack of support services. Mr. Baron stated MSHDA issues a Qualified Allocation Plan (QAP) every two years, they have recently partnered with a local service

provider and feel they are able to address the supportive services issue. Mr. Lloyd added the supportive services he's reached out to have been physicians, behavioral health services, CMH and Capital Area Housing.

Councilmember Hussain referenced when this was originally vetted, they thought the taxes had not been paid dating back to 2020, there is something in packet that states being sold or closed on late June, is there tax receipts to ensure this is complete. Mr. Van Fossen will confirm with assessing on property taxes but is unaware if ownership has changed hands in the last month or two. Mr. Baron spoke on being aware the current owner wasn't up to date and it would be addressed during acquisition. Mr. Van Fossen asked Mr. Baron if they then have an option to purchase this building, and Mr. Baron responded they've had site control on the building.

Councilmember Hussain stated in the staff report it states 5%, Mr. Van Fossen indicated that is an error and should be 4%. Councilmember Hussain asked how HUD MSHDA defines being elderly/disabled. Mr. Baron answered 55 and older, sometimes other financing sources will push to 62. Councilmember Hussain then asked if this is senior and disabled and are they able to move people in with them, Mr. Baron said all senior and yes, they are. Councilmember Hussain inquired about what engagement is happening with the neighborhood. Mr. Lloyd indicated he would start with Councilmember Jackson, also community members that live in the area. Councilmember Hussain asked what the neighborhood groups are, Mr. Van Fossen responded Downtown Neighborhood Group, Genesee Neighborhood Association, and some agencies have properties in the area, he added Mr. Llyod has the information and has shared and connected. Councilmember Hussain mentioned he's been opposed to 4% PILOT's in the past, is there a way you can do at a higher percentage, Mr. Baron said they might have flexibility, no solid numbers yet and are open to having conversations. Councilmember Hussain asked does performance contemplate at the end of 45 years does this come back on tax rolls or what. Mr. Baron said the performer doesn't go out that far, but they will have the asset manager look at in the future. Councilmember Hussain asked how many construction jobs and what companies they have reached out to. Mr. Baron is unsure of the total but can get you the numbers, they've talked to Wolverine and Pioneer.

Councilmember Hussain requested Mr. Baron and Mr. Llyod go more deeply into the questions already asked for the presentation on August 12th.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON SETTING A PUBLIC HEARING ON PAYMENT IN LIEU OF TAXES (PILOT); GENESEE SENIOR APARTMENTS, 835 W. GENESEE STREET. MOTION CARRIED 2-0.

Councilmember Hussain asked Mr. Van Fossen for a study on how many PILOTs are on the books currently and of those who have come back for a new PILOT, also study on return on investment and impact/management. Mr. Van Fossen confirmed he will add it, and it will take some time. Councilmember Hussain also asked for them to highlight why this is a good location and help the people live there in the surrounding area.

Councilmember Brown asked them to also in the report bring up length of time, he hasn't seen a 45 year PILOT. Mr. Van Fossen stated he will get that answer and include the length of time, he knows MSHDA requires a 15 or 30yr affordability commitment and it's all point system, so as a developer going 45yrs out it allows added points to ensure that the units are rented to those of qualifying income for much longer.

RESOLUTION – Setting a Public Hearing on Brownfield Plan #81 Amendment No. 1; NEOGEN Expansion, 720 E. Shiawassee Street and 703 E. Michigan Avenue

Mr. Dorshimer introduced himself and those with him from NEOGEN, adding they've been a longtime partner with the City of Lansing and have over 600 employee's. Since they merged with 3M and a lot of work coming to Lansing, they came and asked for an amendment as it became bigger than expected.

Mr. Walter continued that he recently joined NEOGEN and with the 3M acquisition it doubled NEOGEN, everything is manufactured in Lansing.

Mr. Yamani explained the projects were small initially, then the acquisition jumped everything. Continuing they are working with the Christman Company and all trades are Michigan based union. They first look in Lansing then outer cities but nothing out of Michigan, close to 28 trades. They are bringing jobs from South Dakota and operations from Poland. Councilmember Hussain asked how many jobs and are they leaving any buildings. Mr. Walter stated 625 today and will add 115, and they will demolish the Herbert Building and Bohannon Building along with renovating 703 E. Michigan and expansion of the Hosmer Warehouse.

Mr. VanHaanen noted the arial photo and they've removed close to 39,000 cubic yards of contaminated soil and installed a Vapor Mitigation System and upgrades to Storm and Sanitary systems. He then noted the last few pages comparing the adopted Brownfield in 2022 and the Amendment, the taxes and a graph showing 20-year forecast.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE RESOLUTION ON SETTING A PUBLIC HEARING ON BROWNFIELD PLAN #81 AMENDMENT NO. 1; NEOGEN EXPANSION, 720 E. SHIAWASSEE STREET AND 703 E. MICHIGAN AVENUE . MOTION CARRIED 2-0.

Other

Adjourned at 4:29 p.m.

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on August 28, 2024